



Community Development
Development Services Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6929
TTY (541) 766-6477

April 17, 2000

Wolfgang Dilson
3490 NW Dimple Hill Road
Corvallis, OR 97330

Lot Line Adjustment No. LLA00-00005

The City staff has completed its review of your request for a Lot Line Adjustment involving property identified as Assessor's Map No. 11-5-21CD, Tax Lots 11500 and 11600. Below are the conditions of approval you need to meet prior to finalizing your Lot Line Adjustment. You have one year from the date of this letter to complete the conditions of approval, after which time your application will become null and void.

Conditions of Approval:

1. Deeds, based on a metes and bounds legal description, for all adjusted lots and tracts resulting from the lot line adjustment shall be recorded with the Benton County Recorder's Office.
2. A Certified Boundary Survey Map which reflects the approved lot line adjustment shall be filed with Benton County. Prior to filing the map with the County Surveyor, the map shall be reviewed by City of Corvallis Development Services and shall be signed by the City Engineer and the Development Services Manager. Your surveyor needs to reference the application number (LLA00-00005) on the survey map to aid cross referencing in the future.
3. Copies of the recorded deeds and filed survey map shall be provided to City of Corvallis Development Services following recordation. Upon receipt of those documents the lot line adjustment will be complete.

If you have any questions concerning the above conditions, please contact me at 757-6929.

Joe Kasper
Associate Planner

c: Greg Gescher, Engineering Division
Jim Peterson, Peterson & Associates

FULL STAFF USE ONLY

CASE NUMBER LLA00-0005

FEE \$50-

RECEIPT NO. 15533

PLANNER JPK

DATE FILED 4-3-00

DATE ACCEPTED

AVERAGE LOT AREA OF DEVELOPED LOTS WITHIN 300 FEET

APPLICATION FOR:

MINOR LAND PARTITION & LOT LINE ADJUSTMENT



Community Development
Department
P.O. Box 1001
Corvallis, OR 97339-1001
757-6900

PLEASE TELL US ABOUT YOURSELF AND YOUR SITE:

APPLICANT:

NAME JIM PETERSON

WORK PHONE 757-1794

ADDRESS 8155 NW MITCHELL DR.

HOME PHONE 752-9838

SIGNATURE [Signature]

3-31-00
(DATE)

PROPERTY OWNER*:

NAME WOLFGANG DILSON

PHONE 757-0791

ADDRESS 3490 NW Dimple Hill Rd - Corvallis 97330

SIGNATURE [Signature]

(DATE)

*Where the owner and applicants differ, written authorization by owner is required.

PROPERTY LOCATION:

ADDRESS 4765 & 4779 NW VERONICA PL. - Corvallis

ASSESSOR'S MAP NO. 11-5-21CD

TAX LOT 11500-11600

(The Assessor's Map Number (township/range/section) and the Tax Lot number can be found on your tax statement on the upper left side or at the Assessor's office.)

DEVELOPMENT DISTRICT

RD RS-6

EXISTING USE OF PROPERTY

SINGLE FAMILY RESIDENTIAL

PROPOSED USE OF PROPERTY

SAME

DATE OF LAST PARTITION (If Known)

PROPOSED LOT SIZES - Parcel A

.14 AC.

B

.15 AC.

C

X

There are no city Liens on the above map and Tax Lot as of 4/7/00.

Ted Berger
Finance

FULL STAFF USE ONLY

CASE NUMBER LLA00-0005

DATE FILED 4-3-00

FEE \$50- RECEIPT NO. 1533 PLANNER JPK

DATE ACCEPTED _____

AVERAGE LOT AREA OF DEVELOPED LOTS WITHIN 300 FEET _____

APPLICATION FOR:

MINOR LAND PARTITION & LOT LINE ADJUSTMENT



Community Development
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757-6900

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PROPERTY OWNER*:

NAME WOLFGANG DILSON

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ADDRESS 3490 NW Dimple Hill Rd - Corvallis 97330

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(DATE)

*Where the owner and applicant's differ, written authorization by owner is required.

PROPERTY LOCATION:

ADDRESS 4765 & 4779 NW VERONICA PL. - CORVALLIS

ASSESSOR'S MAP NO. 11-5-21CD

TAX LOT 11500-11600

(The Assessor's Map Number (township/range/section) and the Tax Lot number can be found on your tax statement on the upper left side or at the Assessor's office.)

DEVELOPMENT DISTRICT

PD RS-6

EXISTING USE OF PROPERTY

SINGLE FAMILY RESIDENTIAL

PROPOSED USE OF PROPERTY

SAME

DATE OF LAST PARTITION (If Known) _____

PROPOSED LOT SIZES -

Parcel A

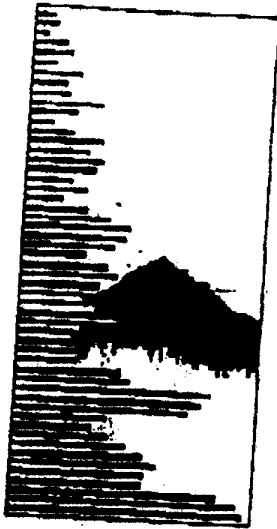
.19 AC.

B

.15 AC.

C

X



KEY TITLE COMPANY

456 SW Monroe Ave., Suite 108
Corvallis, OR 97333

Phone: (541) 757-0071

Fax: (541) 752-5274

FAX COVER SHEET

Please deliver the following pages to:

Fax number: 766-6936

Name: Joe Casper

Firm: City

Your reference number/name: Wolfgang

Total number of pages (including cover letter): _____

From: Joyce Muller

Escrow number: _____

Date: 7-14 Time: _____

Comments: Mr. Peterson asked me to
fax these to you. Let me
know if you need anything
else

The following information contains restricted, confidential, and/or personal private information intended only for the designated recipient. If you are not the designated recipient please ensure direct delivery. If you have received this communication in error, please notify us immediately at the number listed above.

MN

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Wolfgang O. Dilson

AKRO Construction

AKRO Construction Corp.
3490 NW Dimple Hill Rd
Corvallis, OR 97330

same as above

STATE OF OREGON) ss.
County of Benton

I hereby certify that the within instrument
was recorded for record

278986

PM 8:59 '00MAY03

AND
ASSIGNED
M283378

In the microfilm records of said county
Witness My Hand and Seal of County of Benton
JOHN K. ANDERSON
County Administrative Officer

Deputy

By _____ Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WOLFGANG O. DILSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
AKRO CONSTRUCTION CORP., an Oregon corporation
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Benton County,
State of Oregon, described as follows, to-wit:

Lot 24, SUNCREST PHASE 2A, in the County of Benton, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ . However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on May 2, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED LINES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

Wolfgang O. Dilson
Wolfgang O. Dilson

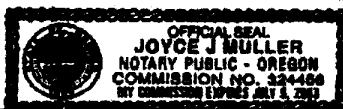
STATE OF OREGON, County of Benton) ss.This instrument was acknowledged before me on May 2, 2000by Wolfgang O. Dilson

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Joyce J. Muller
Notary Public for Oregon
My commission expires

07/05/2003

NN

AKRO CONSTRUCTION

Grantor's Name and Address

AKRO CONSTRUCTION

Grantor's Name and Address

After recording, return to phone, address, zip:

AKRO CONSTRUCTION

3490 NW Dimple Hill Rd

Corvallis, OR 97330

Until requested otherwise, note of tax statements to phone, address, zip:
Same as above

SPACE /
RECORD

STATE OF OREGON) ss.
County of Benton) 278989
I hereby certify that the within instrument
was received for record

AM 8:59 '00MAY 03

2000
AND
ASSIGNED
M283379

In the microfilm records of said county
Witness My Hand and Seal of County Affixed
JOHN K. ANDERSON
County Administrative Officer

Deputy

27-613

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that AKRO CONSTRUCTION CORP., an Oregon corporation

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
AKRO CONSTRUCTION CORP., an Oregon corporation

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Benton County, State of Oregon, described as follows, to-wit:

Lot 24, SUNCREST PHASE 2A, in the County of Benton, State of Oregon.

TOGETHER WITH the following described property:

Beginning at the Southwest corner of Lot 24, SUNCREST PHASE II "A" (a subdivision of record in Benton County, Oregon); thence N05°48'29"W, 89.20 feet to the Northwest corner of said Lot 24; thence S04°42'25"E, 88.06 feet to a 5/8" iron rod on the North line of Veronica Place; thence along the arc of a 15.00 foot radius curve to the left (the long chord of which bears S61°24'35"E, 2.05 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- . However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on May 2, 2000 ; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

BY: Wolfgang O. Dilsen Pres.
Wolfgang O. Dilsen, President

STATE OF OREGON, County of Benton) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on May 2, 2000

by

Wolfgang O. Dilsen

as

President

AKRO CONSTRUCTION CORP.



Notary Public for Oregon
My commission expires 07/05/2003

NN

AKRO Construction

AKRO Construction

AKRO Construction

AKRO Construction

3490 NW Dimple Hill Rd

Corvallis, OR 97330

Same as above

SPACE RE
FOR
RECORD

Deputy

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that AKRO CONSTRUCTION CORP., an Oregon corporation

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
AKRO CONSTRUCTION CORP., an Oregon corporation

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Benton County, State of Oregon, described as follows, to-wit:

Lot 23, SUNCREST PHASE 2A, in the County of Benton, State of Oregon.

Excepting therefrom the following described property.

Beginning at the Southwest corner of Lot 24, SUNCREST PHASE II "A" (a subdivision of record in Benton County, Oregon); thence N05°48'29"W, 89.20 feet to the Northwest corner of said Lot 24; thence S04°42'25"E, 88.06 feet to a 5/8" iron rod on the North line of Veronica Place; thence along the arc of a 15.00 foot radius curve to the left (the long chord of which bears S61°24'35"E, 2.05 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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BY: *Wolfgang O. Dilsen* President
AKRO CONSTRUCTION CORP.

STATE OF OREGON, County of Benton) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on May 2, 2000

by Wolfgang O. Dilsen

as President

of AKRO Construction Corp.



Joyce J. Muller
Notary Public for Oregon
My commission expires 07/05/2003

